



# Punjab Government Gazette

## ORDINARY

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CHANDIGARH, FRIDAY, APRIL 23, 2021  
(VAISAKHA 3, 1943 SAKA)

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### LEGISLATIVE SUPPLEMENT

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	Notification No. G.S.R. 41/P.A.11/1995/ Ss.43 and 180/Amd.(7)/2021, dated the 16th April, 2021, containing amendment in the Punjab Regional and Town Planning and Development (General) Rules, 1995.	553-555
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	<i>Nil</i>	
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**PART III**

**GOVERNMENT OF PUNJAB**

**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
(HOUSING-1 BRANCH)**

**NOTIFICATION**

The 16th April, 2021

**No. G.S.R. 41/P.A.11/1995/Ss.43 and 180/Amd.(7)/2021.-** In exercise of the powers conferred by section 180 read with sub-section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No.11 of 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab Regional and Town Planning and Development (General) Rules, 1995, namely:-

**RULES**

1. (1) These rules may be called the Punjab Regional and Town Planning and Development (General) First Amendment Rules, 2021.  
(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.
2. In the Punjab Regional and Town Planning and Development (General) Rules, 1995, for rule 13, the following rule shall be substituted, namely:-

**“13. Time within which building is to be completed.-** The transferee shall complete the building as per the approved building plan within a period of three years from the date of possession or deemed possession of plot or site or within such period as may be fixed by the Authority under the terms and conditions of allotment letter of plot or site, failing which the Estate Officer may resume the land or building or both, as the case may be, in accordance with the provisions of section 45 of the Act.

Provided that the Estate Officer may extend the moratorium period of construction, if he is satisfied that the building could not be completed by the transferee due to the reasons beyond his control, subject to the payment of extension fee, along with applicable Goods and Service Tax or other taxes applicable or levied by the Central or State Government as specified in the table. Extension fee shall not be charged-

- (1) if the plot or site has been allotted to any Department of the State Government or any Public Sector Undertakings of the State Government;

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- (2) from Serving Soldiers and Officers of Armed Forces, for the period they remained posted outside the State of Punjab and War Widows, next of kin of Soldiers or Officers of the Armed forces, Police and Para Military Forces killed in action;
- (3) if allottee or transferee suffered from serious diseases due to which he was not able to carry out construction within the stipulated period;
- (4) in case of officers or officials of the State Government and the Public Sector Undertakings of the State Government who were required to serve outside the State of Punjab in accordance with their service conditions;
- (5) from legal heirs of the deceased allottees or transferees of residential plots who have lost sole bread winner in the family; and
- (6) except the institutions to whom land has been allotted for educational and hospital purposes, the Authority or its Executive Committee may for the reasons to be recorded in writing, waive eighty percent of the extension fee in the case of Charitable Institutions, exempted from income tax under the Income Tax Act, 1961.

**TABLE**

**SCHEDULE OF FEES FOR EXTENSION OF PERIOD  
FOR CONSTRUCTION ON SITES SOLD BY  
URBAN DEVELOPMENT AUTHORITIES IN PUNJAB**

<b>Residential and land other than Commercial sites</b>	On prevalent reserve price of plots or sites in the vicinity of the plot or site fixed by the Authority, which is applicable on the date of payment of extension fee. No interest is payable
<b>Commercial Sites</b>	On auction or allotment price. Delayed payments shall attract an interest @ 7% per annum compounded.
Year after expiry of moratorium period for construction specified in the allotment letter of Plot or Site	(To be calculated taking month as a unit; unit started is counted as full)
(i) 1st year	1 per cent
(ii) 2nd year	1 per cent

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(iii)	3rd year	1.25 per cent
(iv)	4th year	1.25 per cent
(v)	5th year	1.25 per cent
(vi)	6th year	1.5 per cent
(vii)	7th year	1.5 per cent
(viii)	8th year	1.75 per cent
(ix)	9th year	1.75 per cent
(x)	10th year	2 per cent
(xi)	11th year	2 per cent
(xii)	12th year	2 per cent
(xiii)	13th year and above	0.125 per cent per year over and above the previous years' fee.

**SARVJIT SINGH,**

Principal Secretary to Government of Punjab,  
Department of Housing and Urban Development.